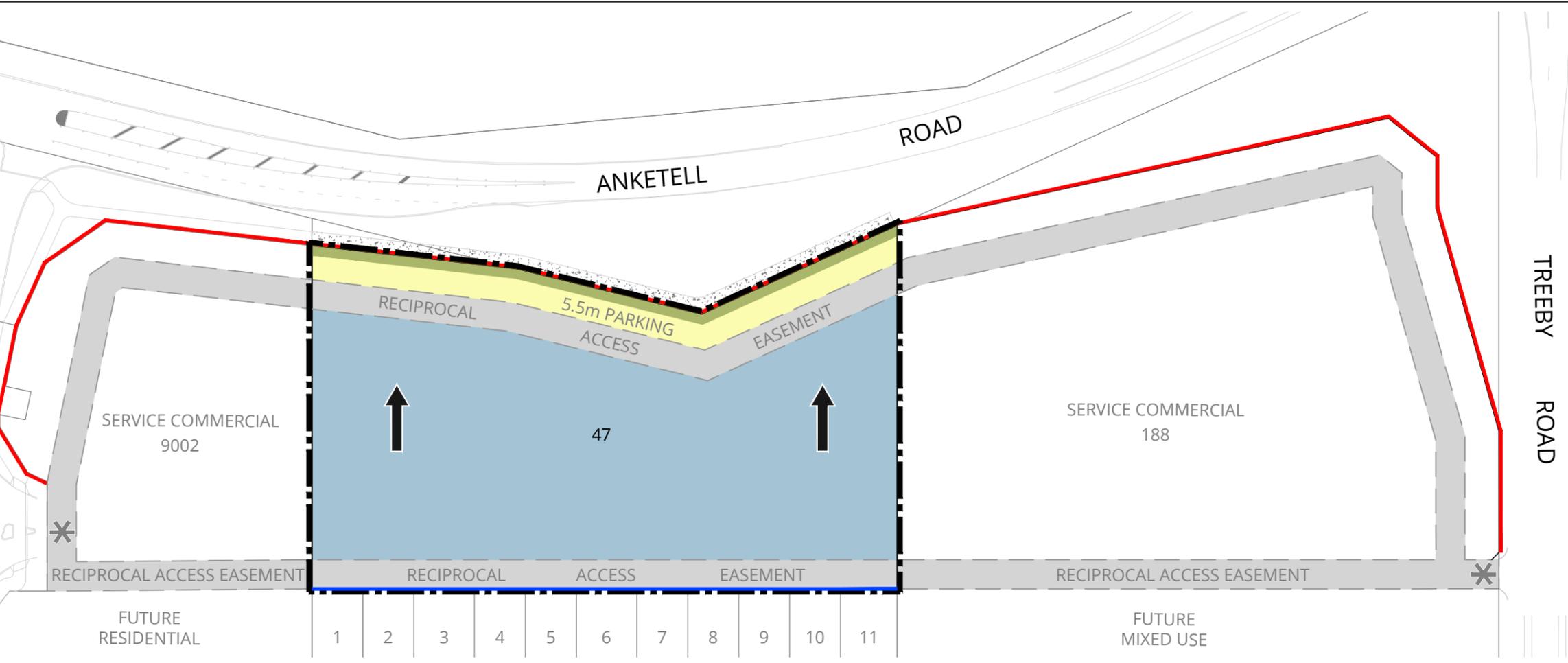


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**LEGEND**

- LOCAL DEVELOPMENT PLAN BOUNDARY
- SERVICE COMMERCIAL
- PARKING (BAYS TO BE A MINIMUM LENGTH OF 5.5m)
- RECIPROCAL ACCESS EASEMENT
- 2m LANDSCAPING STRIP
- NO VEHICULAR ACCESS
- PRIMARY ORIENTATION OF DEVELOPMENT
- SITE ACCESS/ EGRESS - REFER PROVISION 9
- UNIFORM ACOUSTIC FENCE TO BE PROVIDED BY THE DEVELOPER



**Provisions**

This Local Development Plan (LDP) is made under the provisions of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

Unless otherwise defined on this LDP, all development shall be in accordance with the LPS2 and the Anketell North Local Structure Plan.

**Utilities and Facilities**

1. Service access / yards are to be screened from the street or public realm.

**Building Orientation and Built Form**

2. Orientation of development shall address Anketell Road as shown on this LDP through:
  - a. appropriate building articulation;
  - b. well defined entry points;
  - c. variation in materials/ colours/ textures
  - d. substantial clear glazing; and
  - e. the use of blank walls is not permitted
3. Architectural character and visual interest is to be provided to all sides of buildings that are viewed from the public realm. This can be achieved with articulation, colour and/or materials (including glazing).
4. Service commercial development to prevent adverse impacts on abutting residential development from noise, odour and light emissions through appropriate built form design, orientation and adequate setback of development from residential use.
5. All entrances to the buildings must be easily identifiable.
6. Built form shall provide visual surveillance to the rear of the lots adjacent to the southern reciprocal access easement.

**Landscaping, Parking and Access**

7. Vehicular access to service commercial is to be provided via Reciprocal Right of Carriageway (Easement in Gross) as shown on this LDP.
8. Reciprocal Right of Carriageway (Easement in Gross) is to be provided as shown on the LDP providing adequate vehicular and pedestrian connection with neighbouring lots.
9. The design of the site Access/ Egress to provide for acceptable vehicle manoeuvring supplemented with on-site traffic management to the City's satisfaction.
10. Areas for parking shall generally be in accordance with the indicative location shown on this LDP.
11. A minimum 2m landscaping strip is to be provided generally at the location shown in the LDP. Additional landscaping may be required along other street frontages or in areas as determined by the City for streetscape amenity.

**Noise Impact**

12. Any application for development on the subject site shall include a noise impact assessment prepared by a suitably qualified acoustic consultant to determine the impacts of the proposed development on the nearest sensitive premises to ensure compliance with the Environmental Protection (Noise) Regulations 1997.
13. Any application for development on the subject site shall demonstrate compliance with the recommendations of the Transport Noise Assessment Report prepared by Herring Storer Acoustics and dated October 2017 to ensure compliance with the requirements of SPP 5.4 - Road and Rail Noise.

**Fire Management**

14. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. The lot identified on this LDP as being subject to a Bushfire Management Plan and requires a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

**Uniform Fencing**

15. Proponent to ensure an acoustic wall to the height of 1.8 metres is constructed according to the requirements of the City's Uniform Fencing Policy along the rear boundaries of Lots 1-11 to provide protected outdoor recreation areas.

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions

Coordinator, Statutory Planning  
City of Kwinana

28 October 2020  
Date: \_\_\_\_\_

9043-LDP02F-20201113 Anketell (LDP LOT 47) - DRAWN: ADAM GLASNIK - DATE CREATED: 2020.11.13 - PROJECTION: MGA50 GDAS9 -